



2 Winter Road, Norwich

Freehold

Calling all investors! A fantastic opportunity to acquire a six bedroom HMO, with the potential to generate a 10.5% yield. Located in the incredibly sought-after Golden Triangle, residents can enjoy having local amenities on their doorstep alongside regular public transport into the city centre, UEA, Norfolk & Norwich Hospital and surrounding areas. Not to be missed!

The Golden Triangle in Norwich is a vibrant residential area known for its diverse amenities and distinctive character. Bordered by Earlham Road, Newmarket Road, and Unthank Road, this area features tree-lined avenues and Victorian and Edwardian terrace houses. Residents enjoy independent shops, cafes, and restaurants along Unthank Road, as well as proximity to parks like Heigham Park. The Golden Triangle's central location makes it convenient for accessing the city centre, the University of East Anglia (UEA), and the Norfolk and Norwich University Hospital. With its unique blend of historic architecture and a friendly community, the Golden Triangle is a sought-after and lively area in Norwich.

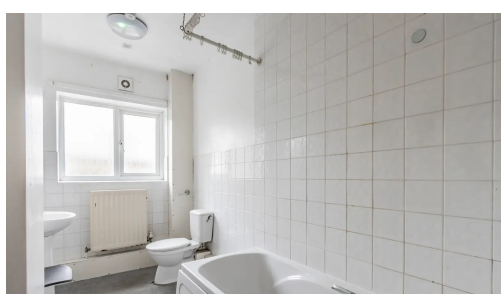


AGENTS NOTE

We understand the property will be sold freehold and connected to all mains services.

Council tax band - C.

For more information and the most up-to-date rental figures, call our lettings team on 01603 801844.



Introducing a remarkable investment opportunity in the heart of the highly sought-after Golden Triangle location, where sophistication and convenience intertwine seamlessly. This exceptional property boasts an impressive six bedrooms, perfect for those seeking size and flexibility.

The ground floor boasts a sizeable double bedroom, an open plan kitchen and breakfast room, a lobby and storage area and stairs to the first floor landing.

Ascending to the first floor, you will discover five generously proportioned bedrooms, each providing a peaceful sanctuary for residents to unwind. A separate lobby allows access into two bathrooms and a kitchen area.

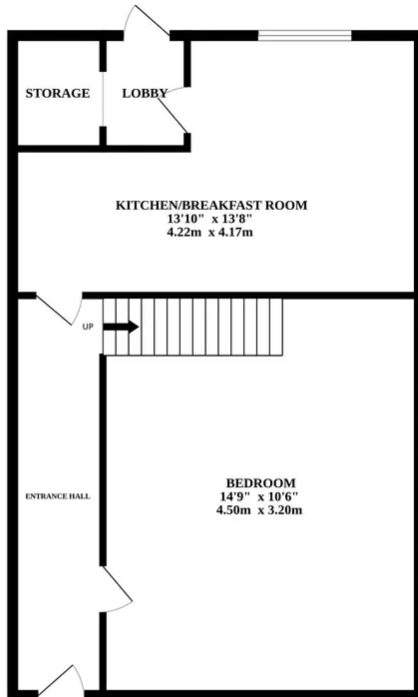
Outside, the low-maintenance garden allows residents to enjoy the outdoors without the hassle of excessive upkeep. This private garden provides a blank canvas for personalisation.

Situated within close proximity to the vibrant city centre, this residence benefits from the convenience of being within easy reach of an array of local amenities, including restaurants, cafes, shops, and parks. The bustling energy of the city is mere moments away, providing endless entertainment options for residents to immerse themselves in.

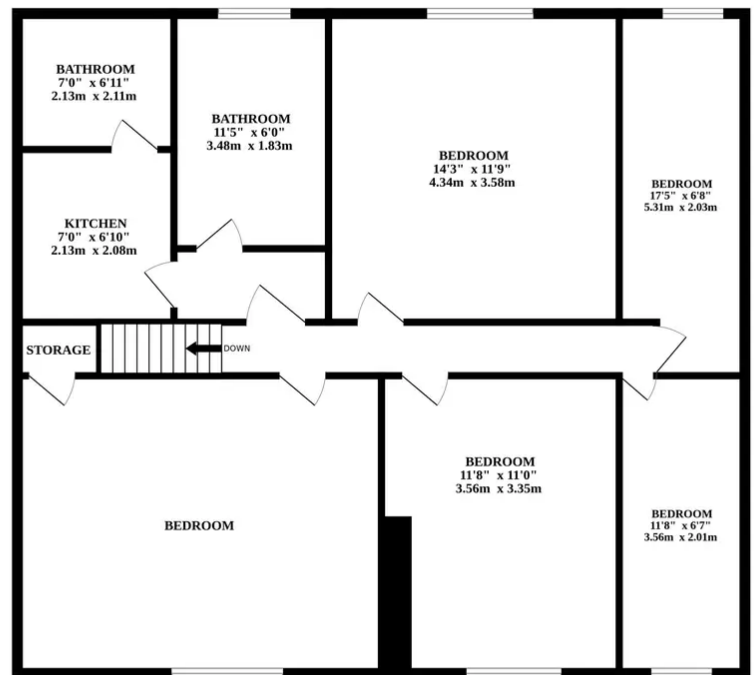
Investors will be captivated by the incredible potential this property presents, with the ability to achieve a remarkable 10.5% yield. The desirable location ensures strong rental demand and is a magnet for tenants seeking well-connected accommodation.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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